

Village of Goshen  
Planning Board Meeting  
November 29, 2022

Members present: Chairperson Elaine McClung  
Adam Boese  
Sal LaBruna  
Emi Siljkovic  
Mike Torelli

Also present: Dave Donovan, Esq., PB Attorney  
Kristen O'Donnell, Village Planner, Lanc and Tully  
Elaine Tourish Coleman, Clerk

Chairperson McClung called the meeting to order at 7:30pm.

### **APPLICANTS BEFORE THE BOARD**

#### **Palma Mexican LLC DBA- Super Nacho 1 Matthews Street, Tax Map 119-1-2, D-S Zoning District**

The applicant is proposing to construct an outdoor seating area with fencing and a pergola at the existing restaurant building.

The planning board discussed the O.C. Dept of Planning letter received 11/14/22

On a motion by Mr. Boese, seconded by, Ms. Siljkovic. The planning board approved the Amended site plan. Motion carried 5 – 0.

#### **Sapphire Nursing Home 46 Harriman Drive, Tax Map 128-1-3.1, OBH Zoning District**

Mr. Donovan briefed the board on the status of this applicant.

This applicant got an approval but had conditions. Among these conditions were separate water meters, separate water connections to come in off the main. The DPW superintendent expressed a very strong preference that this work be done as there is a uniqueness of the situation. As a result of this they need a 6 months extension of their approval.

On a motion by Mr. Torelli, seconded by Mr. LaBruna. The planning board approved a 6-month extension to the previously approved site plan. Motion carried 5 – 0.

#### **GFI Partners a/k/a Goshen Developer JV, LLC, Royal Wine Corp. Tax Map #117-1-1.22, I-P Zone**

Representing the Applicant: Steve Esposito  
Engineering and Surveying Properties PC

The applicant is requesting an extension of the anticipated completion date of two twelve-month extensions.

On a motion by Mr. Torelli, seconded by Ms. Siljkovic. The planning board approved 2 twelve-month extensions for the completion date of the previously approved site plan. Motion carried 5 – 0.

**Wainco Realty, Tax Map # 111-10-17.2, 114-4-1, 3.21, 3.22, C-S Zone**

Representing the Applicant: Steve Esposito  
Engineering and Surveying Properties PC

The applicant proposes to amend their approved site plan to include a three-foot tall, black aluminum fence along portions of the Clowes Ave and West Main Street.

The majority of the proposed fence is located outside of the applicant's property within the Village right-of-way. Therefore, this application must be approved by the Village Board.

This application requires referral to the County Planning Department based on the proximity to the County Heritage Trail.

Mr. Donovan requested the applicant send him the revised site plan in order to send this to the County Planning Department.

On a motion by Mr. Boese, seconded by Mr. Torelli. The planning board waived a public hearing. Motion carried 5 – 0.

**CORRESPONDENCE**

O.C. Dept of Planning letter received 11/29/22 RE: 90 Greenwich Ave site plan, Tax Map 111-15-6. No further action is required.

O.C. Dept of Planning letter received 11/29/22 RE: Goshen KAZ Realty Group Amended site plan, Tax Map 114-5-14. No further action is required.

**APPROVAL OF MINUTES**

The Minutes of the October 25, 2022 Planning Board Meeting were accepted as circulated.

**DISCUSSION**

On a motion by Mr. LaBruna, seconded by, Ms Silijkovic. The planning board approved the 2023 planning board meeting dates and in by dates as circulated.  
Motion carried 5 – 0.

**MEETING ADJOURNMENT**

The Meeting was adjourned at 8:05pm.

Elaine McClung, Chairperson

Notes prepared by Elaine Tourish Coleman